

CITY OF ROCKLIN PLANNING COMMISSION

A G E N D A

May 16, 2006

6:30 P.M.

**Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road**

(www.ci.rocklin.ca.us)

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

APPEAL PERIOD

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

- 1. Meeting Called to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Commissioner Sully, Chairwoman
Commissioner Coleman, Vice Chairman
Commissioner Menth
Commissioner Weibert
Commissioner Shirhall

- 4. Correspondence**
- 5. Citizens Addressing the Commission on Non Agenda Items**

SCHEDULED ITEMS:

- 6. SUNSET LONETREE JACK IN THE BOX / CHEVRON PUBLIC HEARING
DESIGN REVIEW, DR-2005-25
CONDITIONAL USE PERMIT, U-2005-13
RHL DESIGN GROUP, INC.**

This application is a request for approval of a design review and conditional use permit entitlements to allow the construction and operation of combined fast food restaurant and gas station in the Sunset Lonetree Center.

The subject property is located at the southwesterly corner of Sunset and Lonetree Boulevards.
APN 017-284-001.

The property is zoned Planned Development Business Professional / Commercial (PD-BP/C). The General Plan designation is Retail Commercial (RC).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the Rocklin Corporate Center project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is RHL Design Group Inc. The property owner is Kobra Properties.

Commission action: _____

**7. ATLANTIS TOWNHOMES MODIFICATIONS
SUBSTANTIAL COMPLIANCE**

PUBLIC HEARING

Request to approve Design Review Compliance for the front entry features for the Atlantis Townhomes.

The project is generally located at the corner of Chalmette Court and Pinnacles Drive.

Commission action:_____

8. Discussion

9. Adjournment